



HEARNES

WHERE SERVICE COUNTS

**Daws Place, Bournemouth
Dorset BH11 8TN**

LEASEHOLD

GUIDE PRICE £270,000

A unique opportunity to acquire a detached, modern leasehold bungalow providing two bedrooms, modern bathroom, fitted kitchen and a spacious sitting/dining room with French doors to an elevated patio/sun terrace overlooking the private garden.

The property presents a wonderful alternative to a leasehold flat with the convenience of a detached home on a leasehold title.

Other benefits include modern gas central heating, double glazing, paved driveway with parking for two vehicles, access to both sides with timber storage shed and a superb low maintenance rear garden with a unique raised patio facing south.

The bungalow is located at the head of an exclusive cul-de-sac with only four other properties.

- **Entrance hall** – double doors to cupboard housing GlowWorm gas combination boiler serving heating and hot water
- **Kitchen** – comprising range of base and wall mounted units with adjacent worktops, tiled splashbacks, 1½ bowl sink unit, electric integrated oven, inset gas hob and concealed fridge/freezer, washing machine, window
- **Sitting/dining room** – French doors and windows giving access to the patio and rear garden
- **Bedroom one** – bay window
- **Bedroom two** – window
- **Bathroom** – Matching suite comprising panelled bath with glazed shower screen, tiled walls, WC, wash hand basin, window, extractor fan, heated towel rail
- To the **front** a paved **driveway** provides parking for two vehicles with path to the front door, border hedging
- The rear garden measures approximately 33ft x 22ft and has been designed for ease of maintenance and has a southerly, secluded aspect, is laid to lawn with steps up to an elevated **patio** and balustrade, patio to **shed**, enclosed by timber fencing
- One person must be over 55 yrs. No pets. There is no % premium paid on sale

LEASEHOLD:

MAINTENANCE:

GROUND RENT:

COUNCIL TAX BAND: C

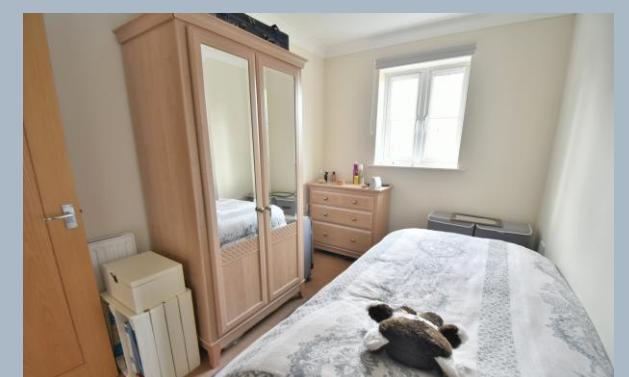
999 years from 2008

£783 per annum or (£391.50x2)

None

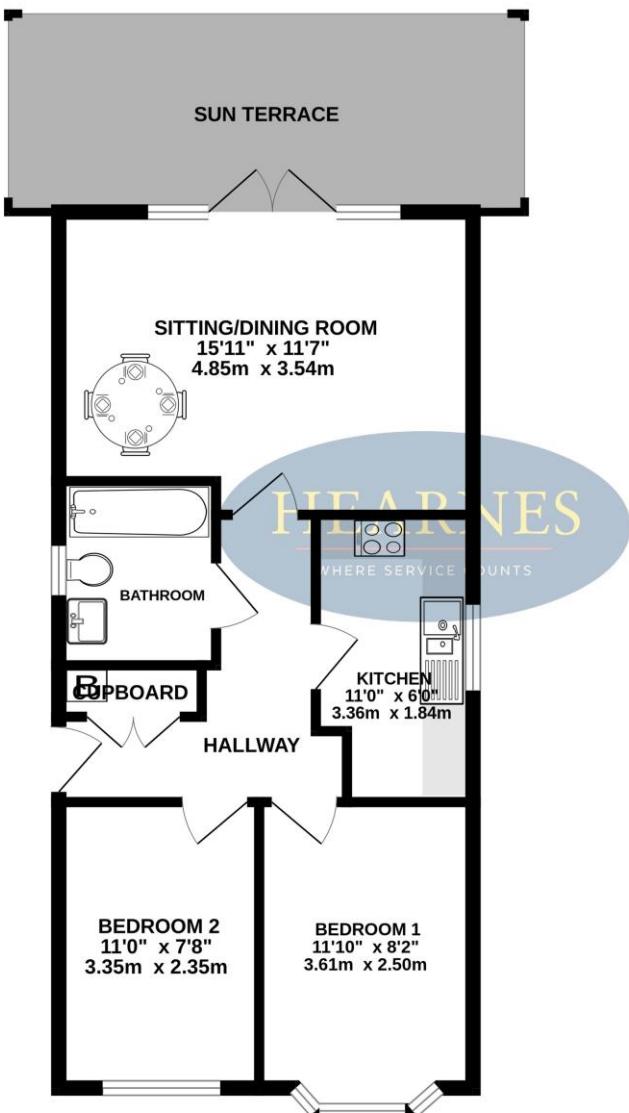
EPC RATING: C

“Superbly appointed two bedroom, detached leasehold bungalow built in 2008, set in a gated cul-de-sac on the remainder of a 999 year lease”



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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